

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** September 26, 2013

**Meeting No.:** 172

**Project:** 900 East Fort Avenue

**Phase:** Schematic

**Location:** Corner Lawrence Street and Fort Ave

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**PRESENTATION:**

Toby Bozzuto, Vice President of Bozzuto Development described their company and its local projects, their partnership with Solstice Partners Inc and their shared interest in developing this transition site between the Inner Harbor and Locust Point. He introduced their architect, Rohit Anand of KTG Group Inc Architecture + Planning who reviewed the goals of the Urban Renewal Plan and described the proposed project in detail. The project, located on the northeast corner of Lawrence Street and Fort Avenue, consists of ground level retail, residential units on six floors above 2 ½ levels of structured parking, organized around two landscaped courtyard amenity spaces. The main entrance to the residential component is located along Fort Avenue while the service area is proposed at mid-block along Lawrence Street. A one level Royal Farms service station and retail outlet currently occupy the remaining area of the overall block, facing Key Highway and the Inner Harbor.

The scheme is organized along the frontages of the two streets with dominant architectural masses at all of its prominent corners. The most dominant one of the cornering masses is located at the intersection of the two streets and contains a projecting roof form, a community space, special façade/fenestration treatment, the building's address and a chamfered entrance to a future retail establishment at the ground level. Projected framing elements in the architecture highlight other areas of focus and attention. The northernmost massing element along Lawrence Street provides outdoor space on the rooftop with views of the Inner Harbor.

**COMMENTS FROM THE PANEL:**

The Panel was complimentary of the modern treatment of the project and felt that the development of this site would provide a strong key link between Locust Point and the Inner Harbor. The project was well received and there were a few comments which warrant further study:

1. **Service along Lawrence Street** – The Panel felt the service component mid-block along Lawrence Street was an encumbrance that created a break in the retail and pedestrian continuity of that important linkage. It was suggested that this element be relocated, perhaps into a stronger relationship with the main residential and garage entrances on Fort Avenue.
2. **Length of Drop-off along Fort Avenue** – As currently shown, the amount of drop-off area (particularly the resultant discontinuity of the row of street trees along Fort Avenue) appears excessive. Investigate ways to reduce the size and impact of the drop off area.
3. **Corner Treatment** – In light of the other potential spectacular views (Inner Harbor, Domino Sugar, TidePoint/Under Armor, Fort McHenry) from other corners of the project, there were some questions regarding the dominance of the corner overlooking the shopping center parking lot. As currently shown that corner is rendered so strongly that there is an expectation that it should serve as the main entrance to the project. The diagonal wall under the cantilever, at the main retail street level further calls undue attention to that element. Further study to look at highlighting the additional corners and the views they present should be considered.
4. **Sustainable (Green) features** – at the next presentation discuss the “Green” aspects of the project.

**PANEL ACTION:**

Recommend Schematic Approval with Comments.

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**Attending:**

Toby Bozzuto, Jeff Cayce, Blanton Smith - Bozzuto Development

Jeff Jacobson, Alex Kopicki, EJ Rumpke – Solstice Partners Inc

Rohit Anan – KTG Y Group, Inc Architecture + Planning

Joe Woolman – JR Woolman, LLC

Terri Harrington – LPCA

Kevin Litten – BBJ

Kevin Lynch – SouthBMore.com

Liam Davis – Council President Young’s Office

Ms. Jones Allen and Mr. Bowden\*. (Mr. Haresign recuised) - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Laurie Feinberg, Wolde Ararsa, Amy Gilder-Busatti –Planning Department